

THE HOUSING AUTHORITY
OF THE CITY OF
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 P.M. Regular Meeting, May 19, 2011 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Pledge of Allegiance

Roll Call:

Chairman David Lahousse
Vice Chairwoman Lucienne L.Cote
Commissioner Gerard Frappier
Commissioner Janet Lemieux
Commissioner Gerard Remillard

Commissioner Charles C. Baldelli – absent
Commissioner Normand Laliberte – arrived 4:39
Robert Kulik, Executive Director
Deputy Director, Duncan Speel
Attorney Howard Croll

2. Good and Welfare for the Audience - None
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3. Chairman Lahousse asked for a motion to accept the minutes for the annual and regular meeting of April 21, 2011. A motion was made by Commissioner Frappier and seconded by Vice Chairwoman Cote.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Cote
Commissioner Frappier
Commissioner Lemieux
Commissioner Remillard

4. Chairman Lahousse asked for a motion to approve the bills paid for the month of April 2011. A motion was made by Vice Chairwoman Cote and seconded by Commissioner Frappier.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Cote
Commissioner Frappier
Commissioner Lemieux
Commissioner Remillard

5. Communications and Interest of the Authority

Chairman Lahousse asked for a motion to receive and place on file the Communications and Interest of the Authority, A.HUD notice stating the WHA’s SEMAP score of 100%, “High Performer.” A motion was made by Vice Chairwoman Cote and seconded by Commissioner Frappier.

Vice Chairwoman Cote congratulated everyone who had anything to do with the WHA receiving this 100% score. The Director added that this morning he received an e-mail from HUD Deputy Assistant Secretary Vargas announcing the WHA’s High Performer status on its PHAS score for public housing. Commissioner Frappier asked for a press release to the local press regarding these two announcements. There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Cote
Commissioner Frappier
Commissioner Lemieux
Commissioner Remillard

6a. Report of the Secretary

Chairman Lahousse asked for a motion to approve and place on file, the report of the Secretary, for purposes of discussion. A motion was made by Vice Chairwoman Cote and seconded by Commissioner Frappier.

The Director submitted his report as written, highlighting that there is a tentative agreement between the Authority and the AFSCME union which Attorney Murphy will highlight, and the Director urged acceptance of the agreement. He stated that it is agreement that is fair to both the employees and the Authority. The Director addressed the WHA's FOIA request to HUD and indicated that HUD's response will be in the June Board package. The Director met with Joe Garlick and Ben Lessing, and feels that the WHA now has a better understanding of their concerns regarding the WHA's demp/dispo plan for Veteran's Memorial. The Director and the Deputy met with a population of about 10 residents to discuss what is now the "redevelopment" of Veteran's Memorial. Within the next two weeks there will be a private WHA meeting with tenants of Veteran's Memorial to present the new redevelopment plan. There was some discussion amongst the Commissioners regarding the new plan. Regarding the sale of the remaining 18 scattered site units, it is the Board's intention to sell these units to an agency that will house homeless Veteran's. The WHA has an offer of \$900k; the appraised value is \$950k. Bill Blanchette at HUD/Boston indicated that he would be okay with this. We need Board approval and HUD approval to take the \$900k with the stipulation that the properties are used for housing homeless veterans. There will be a vote at a special meeting in approximately two weeks. Lastly the Director asked that if approved, the stipulations in the AFSCME contract be extended to the middle-management, non-union employees.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Cote
Commissioner Frappier
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

6b. Report of the Deputy Director

Chairman Lahousse asked for a motion to approval and place on file, the report of the Deputy, for purposes of discussion. A motion was made by Commissioner Laliberte and was seconded by Commissioner Frappier.

The Deputy submitted his report as written, highlighting the bids on the brick façade have come in and the low bidder is Lusi Construction. The architect is researching the firm. WHA will have to go into reserves for the \$700k difference from the \$4.5 million emergency funding. There was some discussion of the change in the specifications from the original bid in order to get the bids closer to the available funding. Proposals have been received to install additional security cameras at Veteran's Memorial under a \$215k grant. Commissioner Lemieux questioned the camera placement and the redevelopment plan. The Deputy responded that the cameras could be remounted as necessary. Plans have been submitted to the state fire marshal for inspection of the facility; the Deputy is awaiting a response. The Deputy indicated that most of the renovation work will be done in-house. Commissioner Laliberte commented on some of the proposed renovations. The Deputy commended Procurement Officer Susan Castrataro for a fine of collecting and submitting the information for the PHAS assessment. Chairman Lahousse asked the Deputy to brief the Board on the fist fights that are taking place at Morin Heights. The Deputy discussed the recent rash of fights which are being staged and posted on YouTube, and explained that the youths are being dealt with and the parents are slated for eviction.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays"

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Cote
Commissioner Frappier
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

6c. Reports of Direct Staff, Legal and Financial

Chairman Lahousse asked for a motion to receive and place on file, the reports of Direct Staff, Legal and Financial. A motion was made by Commissioner Laliberte and was seconded by Vice Chairwoman Cote.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Cote
Commissioner Frappier
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

7. Report of Committees -None
8. Unfinished Business – None
9. New Business

A. Chairman Lahousse asked for a motion to approve Resolution #1085: Renewal of Elderly/Disabled Waiting List Administrative Plan Procedures. A motion was made by Commissioner Laliberte and was seconded by Commissioner Frappier.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Cote
Commissioner Frappier
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

- B. Chairman Lahousse asked for a motion to approve Resolution #1086: Change to Write-Off Policy. A motion was made by Commissioner Frappier and was seconded by Commissioner Laliberte.

Commissioner Lemieux asked for an explanation of the change. The Deputy explained that the change is reducing the number of reasons for writing off Section 8 debt from eight reasons to three reasons.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Cote
Commissioner Frappier
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

- C. Chairman Lahousse asked for a motion to approve Resolution #1087: Change to Section 8 Administration Plan, Chapter 8: Voucher Issuance and briefings. A motion was made by Commissioner Frappier and was seconded by Commissioner Laliberte.

Commissioner Lemieux questioned a particular scenario regarding a family member as a caregiver receiving the voucher. The Commissioner requested a language change to the resolution; the Deputy indicated that the vote had to be on the language that was on the agenda as it has been well thought out by the Section 8 department. Commissioner Lemieux stated that she did not believe that the language reflects what the WHA is trying to address. The Director added that if Commissioner Lemieux wished a language change, she should have made that suggestion between the time she received her Board package last week and this afternoon’s meeting. Commissioner Laliberte added that he Director has the authority to rule in a case of hardship. There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Cote
Commissioner Frappier
Commissioner Laliberte

Commissioner Lemieux

Commissioner Remillard

- D. Chairman Lahousse asked for a motion that the meeting be closed to the public in accordance with Rhode Island General Laws Section 42-46-4 in order to discuss matters allowed to be exempted from discussion at open meetings under Subdivision (2) of 42-46-5, namely, “Collective Bargaining”. A motion was made by Vice Chairwoman Cote and seconded by

Commissioner Frappier.

A roll call vote was taken; the following were the “Ayes” and “Nays”

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Cote
Commissioner Frappier
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

Chairman Lahousse and Commissioner Frappier recused themselves from participation and vote on the issue.

Attorney Murphy presented a summary of the tentative agreement reached between the Housing Authority and the AFSCME union.

Vice Chairwoman Cote asked for a motion to come out of closed session and that the minutes of the immediately-preceding closed session be kept closed and sealed pursuant to Rhode Inland General Laws Section 42-46—4 and 42-46-5, as permitted under Section 42-46-7 (c). A motion was made by Commissioner Laliberte and seconded by Commissioner Remillard.

A roll call vote was taken; the following were the “Ayes” and “Nays”

AYES

NAYS

Chairman Lahousse - recused
Vice Chairwoman Cote
Commissioner Frappier - recused
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

E. Vice Chairwoman Cote asked for a motion to accept the Contract with AFSCME Council 94. A motion was made by Commissioner Laliberte and seconded by Commissioner Remillard.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”

AYES

NAYS

Chairman Lahousse – recused
Vice Chairwoman Cote
Commissioner Frappier - recused
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

Chairman Lahousse asked for a motion to approve the changes of the AFSCME contract for middle-management, non-union staff. A motion was made by Commissioner Laliberte and was seconded by Vice Chairwoman Cote. There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Cote
Commissioner Frappier
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

10. Adjournment

Chairman Lahousse asked for a motion to adjourn. A motion was made by Commissioner Lemieux, seconded by Commissioner Laliberte at 5:45 p.m.

Roll call vote was unanimous.

Robert Kulik, Executive Director